

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		17/09/2007	
		N/A / attached		Consultation Expiry Date:		05/09/2007	
Officer				Application Number(s)			
Carlos Martin				2007/3589/P			
Application Address				Drawing Numbers			
85 Parkhill Road London NW3 2XY				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Construction of a dormer in the rear roof slope of single-family dwelling.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	04	No. of objections	01
Summary of consultation responses:		<p>3 support comments</p> <p>1 objection from 5 Dunboyne Road, based on the grounds of:</p> <ol style="list-style-type: none"> 1. The proposal would block sun to his flat and garden 2. His privacy would not be protected due to height of the building. 3. Proposal would result in an overcrowded neighbourhood 4. Noise from construction. <p><u>Officer's comment:</u> These comments appear not to be in relation to the proposal. The proposed dormers would not block sunlight or result in loss of privacy to the properties in Dunboyne Road, located some 20.0 m away across the street, and would not increase the population of the neighbourhood.</p> <p>Last point is not a valid planning objection.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		<p>Parkhill CAAC: Objection in relation to the original proposal. Proposed dormers are considered too large and out of keeping with the house. The front dormer specially should remain unaltered.</p> <p><u>Officer's comment:</u> The proposal has been amended so that there are no alterations to the front. The rear dormers have been replaced by a single dormer positioned at the centre of the rear slope and now incorporates a fenestration to match the existing windows of the house.</p>					

Site Description

Two-storey art-deco mid-terrace single family dwelling house located on the west side of Parkhill Road, within Parkhill Conservation Area. Similar properties adjoin at either side.

Relevant History

2006: PP granted for addition of rear dormer and enlargement of side dormer to 93 Parkhill Road.

Relevant policies

UDP (2006): SD6, B1, B3 & B7.

Camden Planning Guidance.

Parkhill Conservation Area Statement.

Assessment

Planning permission is sought for the construction of a rear dormer in the rear slope of a single family dwelling house within a conservation area.

This is an amended scheme of a proposal that originally involved the enlargement of the existing front dormer and the erection of two rear dormers. No other front dormer within this terrace has been previously altered and therefore the applicants have amended the proposal to preserve the appearance of this part of Parkhill Conservation Area.

The proposed rear dormer broadly complies with Camden Planning Guidance, as it would sit comfortably within the rear roof slope, well up from the eaves and down from the ridge. The dormer is considered to be subordinate in size to the roof and its design, materials and fenestration would be in keeping with the house and other neighbouring dormers, (rear dormers are common within this part of the CA and several of similar sizes exist on Parkhill and Garnett Roads).

The size and design of the dormer is not considered, therefore, to have a harmful impact on the building or CA.

The proposal does not raise any new amenity issues.

Recommendation: Grant planning permission subject to conditions.